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Construction Industry News from City Hall

*Superintendent of Central Inspection
Kurt Schroeder*

Permits over the Internet *(update)*

The Office of Central Inspection is proceeding with final design of on-line construction permitting over the Internet. "Phase I" will include applications and approvals for some simple permits such as roofing/siding, single family remodeling, many trade permits, etc.); inspection scheduling; permit and/or inspection status reviews; permit reports and a variety of standard forms; on-line payments; and case status review and comment on a variety of development type cases (Planning Department cases, code enforcement complaint cases, active building permits, etc.). Phase I implementation is now scheduled to occur in January or February 2004. We will be working with representatives of the construction industry in the final design and testing.

Later phases of the Internet permitting system will hopefully include the ability to submit and issue permits for residential additions and new construction (including simple site plans), and contractor license and trade certificate renewals.

We will keep you posted on our progress.

Kurt Schroeder, Superintendent of Central Inspection

Upcoming Training Sessions on the 2000 IBC and on ADA

The Office of Central Inspection is co-sponsoring two upcoming training seminars in conjunction with the Wichita Area Builders Association (WABA). The training sessions include the following:

Tuesday, December 2, 2003 - 2000 International Building Code
8:30 a.m. – 4:30 p.m. in the WABA Conference/Training Room
730 N. Main, Wichita, KS 67202
Seminar Fee: \$35

This session will focus on key chapters and provisions of the IBC that most designers and contractors have had questions about over the past 18 months since its adoption. Seminar will also include a 1-hour ADAAG overview.

Applications may be requested from WABA or OCI, at 265-4226 or 268-4460 respectively, or faxed to WABA at fax no. 265-5964.

Fully 6-8 hour seminar on ADAAG requirements and enforcement.
Tentatively scheduled for January 13th or 14th 2004.

This session will focus on current design, construction and enforcement issues/concerns relating to ADAAG compliance.

Additional information/application requirements will be provided when date and fee amount is finalized (fee expected to be between \$30 - \$50).

Feel free to contact OCI, Paul Hays, at 268-4460 for updated information.

Plumbers: The new Water Heaters are now here. These are not 'Direct Vent Heaters'. They still need to be installed as per code for regular gas heaters. They still draw their combustion air from the area in which they are installed.

Residential Plumbers: Please be aware that when you call for a rough inspection, you must have your DWV, GAS PIPING, AND WATER PIPING all ready at the same time.

Lawn Irrigation Contractors: It has been brought to our attention that some of you are installing storm or other types of drainage in yards when doing landscaping. Anytime any drainage piping is installed under ground it requires a *permit, inspection and a licensed Drain Layer* for this type of work.

Mechanical Contractors: The Mechanical Board has approved some new amendments to the 2000 IMC. These amendments will take awhile to get through legal and council. In the mean time, you will be allowed to follow the letter of the code or use the amendments set forth by the Mechanical Board. This is what you have already been doing. If you need a copy, they are listed in the WABA news letter. You can also receive a copy for Central Inspection. These amendments pertain to insulation requirements, Bathroom fan venting and dryer vent requirements.

Dan Leidy, Construction Inspection Supervisor, Plumbing & Mechanical

Electrical Circuits for Elevator Car

Branch Circuits for Elevator Car Lighting, Receptacles, Ventilation and HVAC

The City of Wichita enforces the requirements of the *A17.1-1996 Safety Code for Elevators and Escalators* for all elevators, escalators, and related equipment that is installed, altered, repaired or maintained within the City. Also, the City of Wichita enforces the requirements of the *2002 National Electrical Code (NEC)*. Article 620 of the NEC covers the installation of electrical equipment and wiring used in connection with elevators, escalators, dumbwaiters, moving walks, wheelchair lifts, and stairway chair lifts. This Article is entitled “*Branch Circuits for Car Lighting, Receptacles, Ventilation, Heating, and Air Conditioning*” and contains specific requirements pertaining to the installation of these circuits.

Section 620.22 (A) states: “Car Light Source. A separate branch circuit shall supply the car lights, receptacles, auxiliary lighting power source, and ventilation on each elevator car. The overcurrent device protecting the branch circuit shall be located in the elevator machine room or control room/machinery space or control space.”

Section 620.22 (B) states: “Air-Conditioning and Heating Source. A dedicated branch circuit shall supply the air-conditioning and heating units on each elevator car. The overcurrent device protecting the branch circuit shall be located in the elevator machine room or control room/machinery space or control space.”

The requirement in NEC 620.22(A) and 620.22(B) provide practical means to facilitate ease of maintenance and troubleshooting of the elevator equipment and also correlates with other North American code requirements. Therefore, the allowed practice of permitting the overcurrent device protecting the elevator car light to be located outside of the elevator machine room, control room/machinery space or control space will no longer be permitted within the City of Wichita for all new elevator installations after December 31, 2003.

Wayne L. Bolen, Construction Inspection Supervisor, Electrical / Elevator

PSSST!! MR. CONTRACTOR Are you aware of the Kansas PRE Regulations??

The Pre-Renovation Education (PRE) regulations, K.A.R. 28-72-51 through 28-72-54 apply to renovations and remodeling in residential housing built before 1978. The PRE regulations were designed to promote lead awareness among renovators and remodelers and to protect Kansas children from lead poisoning commonly caused by remodeling activities. Forty percent of the lead poisoned children in Kansas are linked to some form of remodeling done within the home, either by a hired contractor or the homeowner.

Who Must Follow These Regulations?

In general, anyone who is compensated for work performed in housing built before 1978 that disturbs more than 2 square feet of a painted surface.

- Residential rental property owners and managers
- General contractors
- Special trade contractors, including: painters, plumbers, carpenters, and electricians

cont. on page 4

Kansas PRE Regulations??

cont. from page 3

What Do the Regulations Require?

- Distribute the EPA pamphlet, *Protect Your Family From Lead in Your Home*, and provide a renovation notice, which includes the start date and project details to the housing owners and occupants BEFORE beginning the renovation work.
- Obtain a confirmation of receipt of the pamphlet from the owner and occupants.
- Retain records for 3 years.

For more information or educational materials, contact Cory Lambrecht at (785) 296-7477 or Cassandra Baldwin at (785) 368-7391, or visit www.unleadedks.com.

Further Information on ADAAG “Detectable Warnings” for Curb Ramps, Walking Surfaces and Vehicular Ways

The July/August 2003 Edition of CINCH (Issue 2) included an article on the Americans with Disabilities Act Accessibility Guidelines (ADAAG) regarding “detectable warnings”. The purpose for detectable warnings is to detect the boundary between the sidewalk/walking surface and vehicular ways. ADAAG originally set forth requirements in 4.7.7 and 4.29 that curb ramp surfaces have a raised distinctive pattern of truncated domes to serve as a warning, detectable by cane or underfoot, to alert people with vision impairments of the transition to vehicular ways. This warning was required for curb ramps in the belief that their sloped surfaces removed the tactile cue provided by the straight drop off of a curb.

The original requirement in ADAAG 4.7.7 was suspended for a time to conduct further research. Research was conducted, and the suspension of the requirement was lifted on July 26, 2001, and detectable warnings are now required when constructing and altering curb ramps at vehicular ways. *“Truncated domes” are the only detectable warnings allowed by ADAAG.* Grooves, exposed aggregate, and other similar designs intended for use as detectable warnings, *which have been a common installation practice in Wichita and many communities around the country*, are too similar to pavement textures, cracks and joints and are not considered equivalent ADA facilitation. Truncated domes are a unique design and have proven to be the most detectable surface.

The previous article stated that the “truncated dome” detectable warnings would now need to be utilized in the design and installation of curb ramps and walking surfaces that transition to or across vehicular areas, in lieu of the “grooved” or “exposed aggregate” surfaces that have been typically used in Wichita on curb ramps, **and would apply to projects on private property as well as on City right-of-ways.**

Since the previous article, the City of Wichita has received different direction and further clarification from the Federal Access Board. As a general rule, detectable warnings with truncated dome design **WILL NOT** be required for projects constructed on private property since parking lots and parking lot circulation aisles will not be considered as “vehicular ways” similar to public streets. However, there may still be some instances on private construction projects where the truncated dome detectable warnings are required, such as for school bus loading zones adjoining public streets, or at private drives that have been signalized.

Information and specifications on specific “truncated dome” designs (or possible design alternatives) and their placement have been outlined in proposed, new rulemaking for ADAAG and the Architectural Barriers Act, so this area is still quite dynamic. The Office of Central Inspection will try to assist you with any curb ramp/walking surface design questions to the extent feasible. Information may also be obtained by accessing the U.S. Access Board’s web site at www.access-board.gov.

Historic Preservation Requirements Relating to Building and Sign Permits

The Historic Preservation Office wishes to inform all Building Contractors and Sign Companies doing business in the City of Wichita of several changes that can affect the completion of exterior building construction project and sign installations/changes.

Recent changes in zoning and Historic Districts:

- Establishment of Delano neighborhood as an overlay zoning district
- Upgrade of Old Town from an overlay zoning district to a State and National Historic Register listed district called “The Warehouse and Jobbers Historic District.” The district boundaries are Sante Fe Railroad tracks, Washington, 2nd, and Douglas. Any property inside this boundary or within 500 feet of this boundary now requires design review.
- Several new structures listed individually on the State and National Historic Register that create an environs ring around them of 500’.

For the areas listed above, *design reviews* are required by State Historic Preservation Law before a permit can be issued. The three types of application forms are:

- Certificate of Appropriateness (C of A) – for an individually listed structure, like the Occidental Hotel, or for structures within the new Jobbers and Warehouse Historic District that was Old Town overlay.
- Certificate of Appropriateness, Environs - for any property within a 500’ circle around an individual property or boundary of a historic district listed at the State or National level, like the Frank Lloyd Wright/ Allen-Lambe house in College Hill, or the Ware House and Jobbers Historic District.
- Delano District - now officially an overlay zoning district. One small area in the North East corner is exempt (call for address confirmation).

The application forms are available from the Historic Preservation office by mail, by fax, or they may be accessed on-line at the City of Wichita website.

- Go to City of Wichita main page (www.wichita.gov) and under Online City Offices, select **Planning**.
- Under the introductory statement on the Planning (MAPD) page is the link to **Historic Preservation**. Select that link, which will take you to the Historic Preservation page.
- Scroll down to the center section marked **PDF Forms**. This is where the application forms are located. Select the form needed and enter the information.

If you have the full Adobe Acrobat program on your computer, you will be able to save the filled out form and e-mail it to kmorgan@wichita.gov or JdeGrasse@wichita.gov. If you only have Adobe Acrobat Reader, you will have to print the filled out form and fax (316-268-4390) or mail it to the Historic Preservation office.

If you have any questions, please do not hesitate to contact Kathy or Jeanne in the Historic Preservation Office at 316-268-4421 or by e-mail.

HAPPY HOLIDAYS from CENTRAL INSPECTION



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WICHITA

www.wichita.gov



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